



Pre-Development Application

Date Submitted: 03/07/2025

Project Name: Oxford and Verona Street Mixed Use Development
Case ID: PDA-87113956

Proponent Details

Project Owner Info

Title	Mr
First Name	David
Last name	Desson
Role/Position	Director
Phone	0424322411
Email	davidd@aspirepdm.com
Address	Level 2, 60 Martin Place SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	17 OXFORD ST PTY LTD
ABN	70653394766

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Zara	Bennett
Phone	Email	Role/Position
0415337222	zbennett@urbis.com.au	Assistant Planner

Address

Level 8, 123
PITT STREET
SYDNEY,
New South Wales
2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	Oxford and Verona Street Mixed Use Development
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD92,737,743.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	10,430
% of In-fill Affordable Housing	12.5
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure
Demolition of existing structures on the site with retention of the two storey masonry façade at 17 Oxford Street. Construction of a mixed use development including infill affordable housing, retail and cultural and creative uses fronting Oxford Street and a through site link.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	13-17 Oxford Street and 2 Verona Street
Site Address (Street number and name)	13-17 Oxford Street and 2 Verona Street
Site Co-ordinates - Latitude	-33.864770
Site Co-ordinates - Longitude	151.035

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	☒

Lot and DP

Lot and DP

Lot 1 in DP 75105, Lot 1 in DP 137013, Strata Plan 22113

Site Area

What is the total site area for your development?

Site Area sqm

2,555

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Shop top housing is permissible within the E1 and R1 zones. Cultural and creative purposes are also envisioned for the site. Entertainment facilities are permitted with consent within the E1 zone.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E1 Local Centre, R1 General Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

EP&A Act, State Environmental Planning Policy (Housing) 2022, Planning Systems SEPP, Sydney Local Environmental Plan 2012

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

D/2022/1169

Would the project vary any development standard?

Yes

Describe the nature of variation.

A technical Clause 4.6 variation request will be required in relation to the FSR of 2 Verona Street.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	CONFIDENTIAL - Design Package
File Name	Scoping Report
File Name	CONFIDENTIAL - Legal Advice
File Name	CONFIDENTIAL - EDC Report
File Name	Site Context Map

